

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 27, 2013

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, February 27, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Seven board members: Mr. David Durham; Mr. James Davis; Mr. Charles Segars; Ms. Constance Lane; Mr. Burke Watson; Mr. Dennis Bolen; Mr. Jim McCain – and the secretary were present. Ms. Sandra McBride was absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.</p>
MINUTES	<p>Mr. Burke Watson made a motion to approve the minutes of the January 30, 2013 meeting as presented. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-13-08/HCPD-13-03, Bethel AME Church – 219 E. Calhoun St. (City)</u></p> <p>Mr. George McGregor presented this request for major site plan and highway corridor review approval for the construction of a 4,038 sq. ft. church to include sanctuary and related facilities on property located at 219 E. Calhoun St. He stated that in the spring of 2010 and into 2011, the existing historic longstanding church building began to collapse in upon itself. This was a church that was very close to the road and non-conforming as to setbacks. After a process, the building was demolished. The church has taken some time but is now ready to construct a 4,038 sq. ft. facility on the site. He stated this is a good project for this part of town. The new facility, although not meeting the new front setback requirement of 45', greatly decreases the previous nonconformity and will be located approximately 20 feet from E. Calhoun St. This is permissible under the ordinance, without need for a variance. Parking will be on grass, which is allowable in both the City and County because of the use. It will have the right amount of parking required, just that the parking will be on grass. He stated the applicant has submitted a very good landscaping plan that</p>

	<p>includes tree coverage on all three street frontages. Mr. McGregor stated the one outstanding issue outlined in the staff report – the provision of an easement to the City to cover a storm drain pipe on the site – has been resolved. The foundation will be off the line by 15 feet. Staff recommends keeping the condition that the applicant shall provide a storm drainage easement acceptable to the City of Sumter so that it will be recorded. Mr. McGregor stated staff is in full support of this project.</p> <p>Mr. Robert Davis, the project engineer, was present to speak on behalf of this request. He stated this is a good project and will bring a lot of character to the area.</p> <p>With no further discussion, Mr. Dennis Bolen made a motion to approve this request subject to the submitted Civil plans titled, “New Sanctuary for Bethel AME,” prepared by Robert Davis Engineering, LLC dated January 25, 2013 and subject to the following condition:</p> <p>1.The Applicant shall provide a storm drainage easement, acceptable to the City of Sumter.</p> <p><u>SV-13-01, 2550 Thomas Sumter Hwy. (County</u></p> <p>Ms. Donna McCullum presented this request for a variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> to subdivide a +/- 5.52 acre parcel located at 2550 Thomas Sumter Hwy. Ms. McCullum stated there was flood plain on the back portion of the property and the applicant is wishing to carve the one acre out to keep the buildable area out of the flood plain.</p> <p>Mr. Durham asked if the modified flag-shaped lot that will be created will be buildable.</p> <p>Ms. McCullum stated the applicant is leaving sixty feet of frontage on Thomas Sumter Hwy. just to have access to the swampland for recreational uses as that portion of the property is unbuildable.</p> <p>Mr. McCain asked if there were any plans currently to build on the property.</p> <p>Ms. McCullum stated staff has not seen any plans, but it will probably be for a single-family house or mobile home.</p>
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	<p>With no further discussion, Mr. Jimmy Davis made a motion to approve this request as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p><u>SV-13-02, Delores Rd./N. Kings Hwy. (County)</u></p> <p>Ms. Donna McCullum presented this request for approval of cousin to cousin family relationship for lifetime family conveyance to subdivide +/- 3.02 acres from a larger +/- 6.97 acre tract located off Hwy. 261/N. Kings Hwy. near Delores Rd. Ms. McCullum stated that the parcel is currently vacant and is an odd shape. There is a twenty-foot wide recordable easement to the parcel. Staff is recommending approval of the relationship. The request is a little unusual as the parent parcel has no public street frontage. Staff had included a requirement that signage be provided on the private roads leading to the new parcels so that they can be easily located. In talking with the County Assessor's Office, the easement would be required to be named anyway and the County would place the signage.</p> <p>With no further discussion, Ms. Constance Lane made a motion to approve this request as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p><u>SV-13-03, Scales Rd. (County)</u></p> <p>Ms. Donna McCullum presented this request for approval of sibling to sibling family relationship for lifetime family conveyance to subdivide +/- 1 acre from a larger +/- 4.43 acre tract located on Scales Road. Ms. McCullum stated this property is land-locked off of Scales Rd. which is the only public right-of-way. There is a private driveway back to the parcel. She stated one brother lives on the property and wishes to extend the drive and give the one acre parcel to his brother. The easement driveway will be required to be named and signage posted.</p> <p>Mr. Durham asked what the requirements were before the County requires an easement named.</p> <p>Ms. McCullum stated that as a general rule it has normally been 200' to 300' off of the public right-of-way.</p> <p>Ms. Lane asked if there was a time frame for how long it takes for it to be named.</p>
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	<p>Ms. McCullum stated that if the subdivision is approved, the applicant would be required to have a surveyed plat reviewed and signed by our office and recorded. The final plat would have an address for the parcel.</p> <p>Mr. McGregor stated our office cannot approve final plats unless the property is addressed by the County.</p> <p>With no further discussion, Mr. Burke Watson made a motion to approve this request as submitted. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p> <p><u>OA-13-01, Accessory Structures/AC Zoning District (County)</u></p> <p>Ms. Donna McCullum presented this request to amend Article 4, Section 4.g.2 (Residential Accessory Structures) of the County Zoning and Development Standards Ordinance to add language permitting accessory structures as principal structures on vacant parcels in the AC Zoning District. She explained there have been several requests from property owners who have larger tracts of land out in the rural County in the AC District who wish to use this property for storage of personal items such as antique cars, RVs, campers, etc. County Council has asked staff to research the issue of allowing the larger accessory structures and treat them as principle structures as far as set backs and development standards. The current County Zoning Ordinance requires all residential accessory buildings be constructed on parcels which already have a principal residential structure. Section 4.g.2.a.1 states: No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory.</p> <p>Ms. McCullum further stated staff is proposing, under Residential Accessory Structures, having an exemption in the AC Zoning District only whenever the parcel is five (5) acres or greater. There would also be notes on Table 8A which would have some development standards for that. What this does is exempt parcels in the AC District that are 5 acres or larger from the requirement of having a principal structure on the property. The structure would have to meet principal setbacks, distance between buildings, restricted to two structures per parcel, have some type of reasonable access to the structure and the lot must meet the minimum width of 60 ft. at the street.</p>
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	After some discussion, Mr. Jimmy Davis made a motion to recommend approval for this request. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.
DIRECTOR'S REPORT	Mr. McGregor stated the Planning Commission needed to have a workshop to discuss several outstanding issues and suggested meeting on Wednesday, March 20 th .
ADJOURNMENT	With no further business, Mr. Charles Segars made a motion to adjourn the meeting at approximately 4:15 p.m. The next scheduled meeting is March 27, 2013.
	Respectfully submitted, <i>Wanda F. Scott</i> Wanda F. Scott, Planning Secretary

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